

**PERRYSBURG TOWNSHIP ZONING COMMISSION**  
**26609 Lime City Road**  
**Perrysburg, OH 43551**

ZONING COMMISSION MEETING  
January 14, 2008

Mr. Black said they will now open their regular Perrysburg Township Zoning Commission meeting. A roll call was taken. Grant W. Garn, Zoning Inspector, was also present. The meeting was tape-recorded.

MEMBERS PRESENT: Robert S. Black, Jeff Schaller, Carol Warnimont, John J. Benavides, and Ronald M. Hanna.

MEMBERS ABSENT: Arthur Rometo and Jeffrey Normand.

APPROVAL OF AGENDA: Mr. Black asked, is there a motion to approve their agenda for this evening. Ms. Warnimont moved with a second by Mr. Benavides to approve the agenda. A roll call vote was taken. Yes votes by Ms. Warnimont, Mr. Benavides, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried 5-0-0.

APPROVAL OF 11/12/07 MEETING MINUTES: Mr. Black asked, is there a motion to approve their minutes from November 12, 2007. Mr. Hanna moved with a second by Ms. Warnimont to approve the minutes. Mr. Black asked if there were any comments or any corrections that anyone has, and there were none. A roll call vote was taken. Yes votes by Mr. Hanna, Ms. Warnimont, Mr. Schaller, and Mr. Black. Mr. Benavides abstained. Motion carried 4-0-1.

Mr. Black asked if there was anybody in the public that would like to make any comments, and he deferred to Mr. Garn. Mr. Garn said he was just mumbling to himself. Mr. Black said okay and asked if there was anybody in the audience that would like to make any comments. He said seeing there are none, they will move on to their next item.

**INFORMAL SITE PLAN REVIEW.** Perrysburg Township owns the property at 26711 Lime City Road. They would like to build a new fire and EMS station on the north and west sides of the police building. The police department would like to build an addition to the east side of the building which fronts Lime City Road. Jeff Waldron, PE, of the Mannick & Smith Group, is doing the site engineering work, and the Vetter Design Group is the architect for the project. They would appreciate any comments and guidance that you could give them.

Jeff Waldron addressed the commission regarding this informal site plan. There was some discussion between Mr. Black and Mr. Garn about whether the microphone was on, and whether he is picking it up. Mr. Black thanked Mr. Waldron.

Mr. Waldron said basically he is just making an informal site plan presentation to them. They are intending to put it on next month's agenda. Mr. Black said okay. Mr. Waldron said just what they have attached is the construction drawings, the civil site improvements as they currently stand. Obviously they are not complete. There are some notable items missing. The lighting obviously is not finalized yet, and there are some connections that they have to finalize yet. But it does give them a general overview of what they are trying to accomplish on the site prospective.

On the building prospective, there are some renderings that he believes all of them have pictures of to give them an idea of what they are looking at. Obviously there have been some minor modifications to some of the site work that weren't reflected in the renderings, but they are very minor in nature. So he thinks what they will see is basically the raw content of what they are trying to accomplish.

Mr. Black said it looks like a nice facility. Mr. Waldron said he hopes so, and that they are happy with it. Mr. Black asked if any of the members had anything comments, and there were none. He asked Mr. Garn if he had any comments.

Mr. Garn said well, there are some dimensions on there, but from his viewpoint, it looks like there are a few items that would be going probably to the BZA, among other things. Mr. Waldron said yes, there are a few items that they will need to address with the BZA. Mr. Garn said he is just trying to guess, but it looks like the projection out in front of the police department is probably 30 some feet from the right-of-way. Mr. Waldron said yes, it is within the building setback, he means outside of the building setback limits, which he believes are graphically indicated on the plans. So that is one exception they need to get. Mr. Garn said okay. That's okay. Because both buildings you can tell are already beyond the accepted setback line. The other is the height of the building. He is not sure how tall the roofline is, and then there is some type of tower. Mr. Waldron said yes, the hose tower he believes is the one that will cause a concern for that. 35 foot he believes is the maximum height, and Mr. Garn said right. Mr. Waldron said he believes it is in excess of that by he thinks 5 or 10 feet, something like. He does not know exactly, he just knows that it is over, and that's a matter they will have to address.

Mr. Garn asked where were some of the pond areas or detention areas and so on. It was commented yes, there are two. Mr. Garn said will any of these have water standing in them. Mr. Waldron said a lot of the grass areas are temporary detention areas, mainly because of the amount of pavement and the lack of the grass and what they could use. One of the difficulties they had in this spot, which obviously most people are familiar with, is the high rock elevation. So that kind of precluded them

from digging all the ponds out to try to get it in one central pond. They tried to spread it around and minimize the depth of the ponds. Mr. Black said so they are detention ponds, not retention ponds. Mr. Waldron said exactly, they are detention ponds. They are all basically graded to try to match the road slopes that are actually out there right now, so it should blend in relatively well. He believes all of them are five to one slopes, so that is one foot of rise and five foot of distance, with the exception, he believes the only area where they kind of go against that is up front mainly in the grass area between the two entrances of the fire department and the main entrance of the complex. There is a small thin area in there, and that was just to try to get everything to balance itself out a little bit. That's a three to one. There is also a wall in there, too. The edges are five, except for it slopes a little closer to three, he believes.

Mr. Black said so then they will just submit this, and their engineer will take a look at it, and Mr. Waldron said yes. Mr. Black said okay. He then said, and they don't have any trouble meeting the deadlines for their next meeting, and Mr. Waldron said he does not believe they should. Obviously some of those things are outside of his control, but as far as he understands, they will be available to them by then. Mr. Black said okay. Good. He is looking forward to that.

Mr. Garn said some of the things, some of the land needs to be purchased. Mr. Waldron said there is an agreement, and he does not know how far along it is, between the township and the developer to the west there for getting additional 50 feet around the edges to make everything look good. Mr. Black said on the west, and Mr. Waldron said on the west and also on the north boundary, 50 feet on each one of them. Mr. Black said okay. He then said to Mr. Garn, are those the developers that were here for a zoning change a year ago, and Mr. Garn said yes, yes.

Mr. Garn said the other thing which is sort of unique, the detention areas go out into the public right-of-way. He does not know whether they will need a letter from the trustees, or what. That's the first time they have had something like that. They are treating this as just a regular commercial type of venture. Mr. Waldron said for lack of anything, it's more of an aesthetic type of thing. He thinks they could probably get the detention to work without doing that. It's just that as you approach from both sides, you are going to see a normal slope coming in. And if they didn't, it would jet back towards the building. There are more ways to blend it in. If that's a concern, obviously they could work that within so that wouldn't be as big a problem. Mr. Garn said it wasn't to work it in, he just didn't know whether they needed to do something. Say some company came in and wanted to use part of the right-of-way for their detention area. They would have to get some kind of approval. Mr. Black said if they get BZA approval, and Mr. Garn said right, something like that.

Mr. Schaller said he is not sure if he quite visualizes this correctly, but they seem to be pretty close to the road. It was commented right on the edge of the road. Mr. Waldron said yeah, there is like a five to one slope. That's what's cutting back into there. So

really a five to one slope, that's usually well within roadway design criteria. It's just more that there is going to be a little bit of water along the edge, so not necessarily, it's more of a safety concern. It's more of the water is typically something that they did it just to blend it in a little bit better. That may be something they might want to pull back. Mr. Schaller said a five to one slope, whatever your storm design is, those would get several feet of water in them. Mr. Waldron said they would get, with a significant, a very heavy storm, there would be probably a foot, a foot and a half of water in there. They don't have all the calculations done to finalize the water amount, but that's about what they would be looking at. He does not know if it's a whole lot, and he is not sure what exactly it is. The thing is basically like a roadside ditch, anyways. It would have the same effect.

It was asked if they know for sure that the rock is that close in these areas. Mr. Waldron said yes. In fact, he believes if you look at the existing conditions sheet, he has where they took the borings. It's actually called existing conditions and demo plan. There are, he believes, six borings that they took for the site, and had them spread throughout there. Mr. Schaller said yes, he sees one. Mr. Waldron said he thinks there is two of them on the other side of the police station that you can see pretty well, and then there is two on the back, and he believes there are two other ones he is missing. Oh, there is one west of the police station, and then the one right in front of the fire station. So they have them scattered pretty far out, so they feel reasonably comfortable where they are at, and them seem to make sense with each other. It was asked, so they do show rock within 5 feet or so, and Mr. Waldron said oh, yes. In fact, what the general lay of the land for the rock, anyways, is that towards the southwest corner's probably the highest spot on the site, and it gently falls towards the front. And by gently, he thinks it maybe gets within 4 feet, 3 or 4 feet in the front of it near the road. So very close to the five. Mr. Schaller said they could probably go out and inspect it for themselves out there around there, literally. Mr. Waldron said it was kind of obvious when you look at where the inverts of all the storm sewers were and everything else, that they purposely tried to keep everything as high as they possibly could. Because it's sitting right about where those borings sit at, what the level should be. So that gave them a pretty good reviewing that they knew exactly where it was at.

Mr. Black said to him that he commented that he could re-arrange those detention ponds. Mr. Waldron said yes. One of the debates, they kind of laid it out what made it look the best, and tried to maximize the detention to minimize the depth. But as they started looking at it, one of the final touches that they are still debating is whether just to pull all of those back in inside the right-of-way, which is probably, to be quite honest with them, that's probably something they will do anyways. Because he is not sure he is a hundred percent comfortable with where it is. He thinks it will look better, but he does not know. Mr. Black said well, Mr. Garn brings up a good point, if another commercial or somebody wants to put it in the right-of-way. Mr. Waldron said one of the things, too, is he does not know how much it plays into it. But they were trying to do the overall storm calculations for the area to see if there is any, for lack of a better

term, flooding that results from the shallow ditches or anything else in the neighborhood, and try to overstore for it. Mainly for that swale that comes in the back, which is in the back corner over that way. So that was kind of the thought of maximizing everything out. But like he said, this still isn't a hundred percent finalized. So if the calculations work where it virtually has no effect, then obviously they will want to pull it back in. If not, then they will look for some sort of a variance. But to be honest with them, he feels pretty confident they are probably going to pull them in anyways. Mr. Black said okay. But since this is an informal review, it would be nice if they would take that suggestion, really their own suggestion, and move those back, because he thinks Mr. Garn makes a good point.

Mr. Black then asked if any of the members had any other comments, and there were none. Mr. Black asked, and what is their schedule. Were they planning to go to the BZA before they come next time, or he does not know what the timing is. Mr. Waldron said he believes the next meeting would be the following Tuesday. Mr. Black said the Tuesday after their next meeting, does he mean. He asked Mr. Garn, when is the BZA. Mr. Garn said he was just looking at that right now. The ZC would be on the 11<sup>th</sup>, and the BZA would be on the 19<sup>th</sup>. Mr. Waldron said, so it's the following. He is not 100 percent certain they could meet that schedule. Mainly because he does not know if he has enough information to present it completely. Mr. Black asked is he talking about their schedule to meet next month, and Mr. Waldron said no, their schedule he believes he could meet. He is very confident. The information that he thinks he knows that he needs to make their submittal. Mr. Black said okay. Mr. Waldron said it's just some lighting and some connections, and he thinks he can get that straightened out pretty quick. What he is not 100 percent certain of is if he will have all the stuff ready for the zoning appeals, which he is not very confident in right now.

Mr. Black asked him when would he like to start. Mr. Waldron said they are looking at he believes March is when they want to do the award and start doing the bidding process, so really they have sometime after that by the time they start turning the dirt and everything else. Mr. Black said good. Mr. Waldron said it's getting tight, but obviously he believes they have time to work with. Mr. Black said sure. He asked if there were any other comments. He then asked Mr. Waldron if he had everything from them that he would like. Mr. Waldron said basically he was just here to introduce the project to them, and make sure they had the information to see, and then whatever comments they felt that would help them address it, and whatever they would like to see. Mr. Black said he thinks just the detention ponds, and he actually brought that up himself as far as maybe moving them in, so let's figure on doing that.

Mr. Schaller said he has a question. They have the drives associated with the existing fire station, or are those going to be eliminated, or does that remain as is. They show the new drives into the complex, he guesses. They have an entrance here, entrance here, entrance here. Plus if this is existing. That just seems like a lot, you know. Mr. Waldron said currently what you will have is you will have four, one, two, three, four,

four main entrances at this phase into the complex. You will have the one going from south to north, the one that goes behind the township hall, the fire station there, which they are not doing any work over there. Mr. Schaller said the existing one, and Mr. Waldron said on the existing one, yeah. In the future he thinks the intent is maybe to eliminate that one. The second drive is the one that most people have use for. That's their main entrance to the complex and everything else. That's intended for everyone to use, with the exception of the volunteer fire fighters, and that will be the north entrance. And, of course, the other one is mainly just for the fire truck use. So really there is only one dedicated entrance into this site. Although there is means to get in and out, it just isn't what they would like to reserve for other uses.

Mr. Schaller said, how will that ultimately be identified. Mr. Waldron said there is a signage plan that they have in their package, and that's a very good question. It's basically there is low level signs that come off the ground, basically off the ground metal ones. That will be at every entrance, plus there will also be some striping, pavement striping. He said, let's see if he can find the page. He thinks it's the next to last page in their packet. Mr. Schaller said of like the renderings, and Mr. Waldron said no, just the next to last page. It's labeled Perrysburg Township Fire Station Striping and Signage Plans. The arrows you can see pretty clearly on there. They did not show up too bad. As you enter the main entrance, there will be the main complex line which is labeled with basically a number 6 on it. That's the one that will be the main one that's addressing the whole complex. If you look over at number 9, it's over toward the north edge of the property, the detention area. That one will be just labeled volunteer fire fighters only. And basically throughout each major entrance there is a small ground mounted sign labeled as either fire services, police services, volunteer fire fighters only, township administration, and then police access only. And the types of signs are in your lower left hand corner there. Exact wording on the signs is still up in the air. As far as what way it's labeled is service complex. However they want to do it. That's just a placeholder right now until they get the finals. Mr. Garn said the north entrance is where the fire trucks will be coming back into, and Mr. Waldron said yes, to get the back access.

Mr. Black asked if there were any other questions, and there were none. He said thank you to Mr. Waldron. They will see him next month then. Mr. Waldron said thank you.

Mr. Black said to Mr. Garn that he gave them some information from the county on wind turbines. And as he understands it, this could be inserted virtually verbatim. He wondered if that was the way he understood it. Mr. Garn said he does not know, they would probably have to do some things. Right now he thinks anybody could put them almost anywhere. They have no regulations at all. Mr. Black said in order for them to do that, they would have to go through the notice and hearing process. They would have to fit it in to whatever section of their code they feel would be appropriate. Mr. Garn said his first question is what do they think about this, or how appropriate or not. Because it's a new age, and they are going to see this. They are probably going to see

people with the photocells. It's hard to tell what they are going to see. And it may not be everything that they would envision it's going to be. Because he just got a call last week from someone in one of the subdivisions of the township who is a retired engineer, and he wants to put up a 20 foot tower, which is not all the high. And instead of being propeller blades, it would be a vertical type of blade that would just go up this tower. Something that he has seen being done overseas, like he thinks he said Finland. Mr. Black said when you think about it, it was not that long ago we all had antennas that sometimes were as much as 40 feet up, and there was never any zoning for that. Mr. Schaller said there are all kinds of windmills.

Mr. Garn said and the other thought he had, which is interesting. A lot of people seem to be initially very negative towards this. But driving back from Indiana and going and seeing the number of farm houses out there that still have their old water pump wind mills sitting out there, which that was something done at that age period. So as to how restrictive they want to be or not. Because you end up on the other end. Like towards BG on Route 25 where they set that windmill up, and that's too low. They cut the height down and wouldn't let them go any higher, and so it cannot produce much electricity at all. Mr. Black asked where is that, and Mr. Garn said it's on the west side of 25 probably four or five miles north of BG. Mr. Schaller said, there is a business. Mr. Black said okay. I know where you mean. South of 582. Mr. Garn said between 582 and BG. Mr. Garn said it's a company that sells them for about \$20,000.00. You can have them installed. As a matter of fact, he has already issued one permit for somebody in the township to put one up. And he does not know that they will, because they are applying to the government because there is some type of program to help them. Mr. Black asked if that was in a subdivision, and Mr. Garn said no, that was out in an agricultural area on a five-acre parcel. Not that they are going to install it. They needed the permit initially in order to apply to the state to try and get a grant of some type.

Mr. Black asked if there was anything in general statements in their zoning that allows him supervision over a structure like this. Mr. Garn said yeah, because just like they did in the next township, they had a limit of 35 feet, which they use the same limit like they would on a house for that. And he wondered what they did all those years for those 40 foot TV towers. Mr. Black said yeah, as an example. Mr. Garn said but they limited this for whatever reason. Mr. Black asked him is that how he could limit. What did he put in the permit for the one. Mr. Garn said well, because you have a problem in here, and he said to let him get into heights. Mr. Black asked what section would he be in. Mr. Garn said he is going to go to Article V, Section B, right here at the very end which is where they have their height requirements. Mr. Black said Article V, Section B, and Mr. Garn said Section B, the very end, number 10, height, and he read it. It was asked, so there is no height restriction at all, and Mr. Garn said right. That's the way he sees it, and he has talked to a few other people about this. Mr. Black said he would agree with their current zoning. If that's the only area they would look at, he would agree with that. Mr. Garn said right. Mr. Black said other than from an aircraft standpoint. It

does not talk about falling over into a neighboring property. Mr. Garn said a neighbor's yard and things like that. That's like the one that he issued, that person was concerned and making sure where he put it, that he would not have any problems with anything like that. Mr. Black said well, so it is a concern. Mr. Garn said potentially. Mr. Black said it's not limited. It could be in a subdivision; right. Mr. Garn said oh, yeah, theoretically. It was commented theoretically it could be in his back yard. Mr. Garn said yeah. Right. And if they run into that same thing. Mr. Black said and yet antennas all the time were high enough to fall in your neighbor's yard, and Mr. Garn said nobody worried about it. He said this is just something to talk about right now and see how it goes.

Mr. Schaller said is falling a significant concern. Mr. Black said he would not think so. They weren't concerned when they were just antennas. And the only difference would be he supposes there might be a blade on it. Mr. Schaller said it's probably a heavier mass at the top. Mr. Black said yeah, it's going to be heavier than what an antenna was. Mr. Garn said they do have, depending on the type they put in, a fairly heavy base to hold them. It was commented the throw-off of the snow. Mr. Garn said the snow. Mr. Black said he had not thought about that. It was commented that based on the speed, it was thought that would be minimal. Most of these things, the one's he has seen, are very slow moving. Mr. Black said those are the big ones. Are the little ones slow moving, too. It was commented they are fairly slow moving. Mr. Black said as opposed to a nanometer. It was commented yeah, it's not a nanometer, which goes really fast.

Mr. Schaller said they get a lot of birds, though. The big ones do, at least. Mr. Black said yeah, he was talking to somebody last month to a guy who has the bucket that goes around and picks up the dead birds. Mr. Schaller said that's weird. Mr. Black said he was just talking. He was talking with three or four guys in BG, and he was the guy that takes the bucket that picks the birds up. He thought wow, something you did not think about.

Mr. Black asked if he thinks they should look at this language closer to insert it, or just do some modification to the language in Article V, Section B 10 b, or what. Because it probably is something they need to address. Mr. Garn said yes. His personal thing is if they are going to address this, then they need to address a few other things in the zoning book, and might as well see about cleaning the book up in other areas. Mr. Black said to Mr. Garn well, why doesn't he come back next time with his other issues, and let's have all of them look at this template that Wood County has given them, and come back with a preliminary recommendation. Obviously they have to come back with specific language at some point and go through the whole zoning change like any other occasion.

Mr. Garn said, in working on his budget, he talked to Poggemeyer about just a rough idea on getting the zoning book up to date, and he did not specifically talk about this, it

was just bringing that up to date, and also the possibility of a comprehensive plan, and they gave him figures. And they said on redoing the zoning book, they probably thought about \$5,000.00 for the hearings, and language, and cleaning that up. Mr. Black asked who said that, and Mr. Garn said Poggemeyer. Mr. Black asked if the trustees had given any indication, and Mr. Garn said no. He has not even mentioned that to the trustees yet. He was just saying that it's not inexpensive, but it's just going through their process. And they have not even gotten the comprehensive plan yet, because he does not think they have anything settled with Perrysburg, and whose plan is going to override whose, with all of those complications.

Mr. Black said he thinks one of the things they want to consider is that whole issue of the fall distance, whether that's important or not. It does not really appear that it's any different than an antenna. Mr. Garn said, and what are the chances of something like that happening. Mr. Black said yeah, they are supposed to be designed, and they are permitted. It was commented until it happens. Mr. Black said until it happens, but yet your roof could come off in a storm and go in your neighbor's yard.

Mr. Schaller asked, do you need a building permit to build one of these, and Mr. Garn said he would think so. Just because it's a structure, and because it has to be hooked up to electrical, he would think, like a building inspection, you need electrical permits. They are going to need a zoning permit. Mr. Black said he wanted a building permit or a zoning permit so that he could at least get his process going for the tax credit or whatever. Mr. Garn said for the credit. And there are problems in hooking these up. Because down near Forest, Ohio, he has seen one, which the person has two of them, and one of them is probably 100 feet up in the air. And he's only operated it for a short while, and then it's not been operating since every time he has gone that way. He suspects it's because their local electric utility won't let them hook it up because it's probably a home made one.

Mr. Black said that's one of the things they tell you when you read these articles, you have to check with your local utility to see what they accept and what they don't accept. Mr. Garn said right. He was at a conference on these, and there are a couple different opinions of whether when you hook these things up to the Edison, whether you are part of the public utility system exempt from everything as the cell towers. The same type of thing. And that attorney said that the State of Ohio legislature has to step up to the plate and make some decisions like they did with cell towers. Mr. Black said, but you're not a public utility unless you're under the Title 49 of the Ohio Revised Code, and none of those people would apply for that. So technically they wouldn't be a public utility. You can't be a public utility unless you're operating under Title 49. That's what makes you a public utility. So his guess would be that no, you would be exempt from the public utilities. If they want to file an application as a public utility, then that would be a different situation. But that creates a lot more problems than they would ever gain. Mr. Garn said he is not sure that Edison is really interested in people hooking up that much to become part of their system. Mr. Black said he thinks there is a huge

threshold probably investment you would have to make, and they are not telling you about that in these stories on wind power, to be honest with everyone. Because the electric companies are able to have their own standards to what they do, and they could give you some standards that you just can't do it. It was commented that the farms are really profitable. Mr. Black said, but for an individual. It was commented that for an individual, you probably don't generate enough electricity to off load any. Mr. Black said if you look what you are getting for your \$20,000.00, you are not going to serve your peak loads, so you still need power from them. So that creates a lot of other issues. Mr. Black said it's a lot more than people think. Because you still need that marginal demand when all your air conditioners are on, or whatever loads you have that peak out, and that creates cost issues with Edison and the rates they charge you. So people don't understand they do have fluctuating demand. And the demand when they need it is when everyone else needs it.

Mr. Garn said there was an article in The Blade a number of months ago. These large units like the one in BG, they become available. And in the article there were two or three people who had bought used those real large ones, and they were going to put those up. And there were some real issues about that. But that's another thing that they will possibly see are things like that, because you can buy those fairly inexpensively, because they were in the \$20,000.00 range. Mr. Black said the big ones, and Mr. Garn said the big ones used. That the utility was done, or maybe they were too short or something, or whatever the reason being. He used to have a tenant who dealt in that stuff, and it was for scrap, or they would resell. They used to buy NASA stuff for pennies, if that, on the dollar.

Mr. Black said to Mr. Garn if he will just give them the other issues he would like addressed prior to. In fact, if he could send those out in a separate mailer other than just with the folder they get a couple of days before, that would be helpful. Mr. Garn said right. And most of them are just minor issues. Mr. Black said, but they have gone through that revision, and it begins to take a life of its own right there. The members agreed. Mr. Black said in fact, to Mr. Benavides, didn't he come on board about the time they were finishing one up. Mr. Benavides said just getting started. Mr. Black said starting or finishing one of the others. Mr. Benavides said finishing. Finishing one, and then they started the big one. Mr. Garn said since Mr. Hanna has not seen it, he would be in charge of this. All the members agreed.

Mr. Black said and then the next thing is the seminar, and he asked Mr. Garn if he could talk a little bit about that, or at least what he knows. He noticed all they really had was just a little blurb on it. Mr. Garn said he does not have much more than that. But they are probably drumming this up. He even had somebody from one of the other companies call him up and said did you know that she is coming into town. Mr. Black said another company, does he mean a competitor. Mr. Garn said it was not a competitor, but it was not Wood County, it was just a planner from another firm. So evidently she must be a fairly good speaker. It sounds like some things that they have

possibly seen before, because it looked like clustering. Conservation subdivision which he assumes is clustering. Mr. Black said he does not know what a Riparian setback is. Mr. Garn said that is probably for ditches. It was commented waterways, whatever. Mr. Garn said streams or anything going through the property. And this is the green issue again of leaving as much land vacant, especially around streams, and ditches, and so on. Mr. Black said well, he can sign him up. He would like to go down to it. Mr. Garn said you just show up. Mr. Black said oh, you just show up. He thought they wanted names. Okay. Mr. Garn said yeah, he did not tell them that. They just want people to go. So he told them that two or three people for sure would be showing up from here. Mr. Black said okay. Mr. Garn said he thinks Bob Mack said he was going to be there. Mr. Garn said they have no idea. That's why they are really drumming it up, because they have no idea how many people may or may not show for this. Mr. Black said that's why he was surprised that they don't want to know. Mr. Garn said, but this thing just showed up right before he did the mailing, so they really did not give an advance warning. So he thinks they are scurrying to take care of that. Mr. Black said to Ms. Warnimont that she might mention that to Jack. He is still on their planning commission. Ms. Warnimont said yes, and yes, she will. She will take it up.

Mr. Black asked Mr. Garn if he had any other issues, and Mr. Garn said no. He then asked if anyone else had any other issues they would like to talk about. Mr. Garn said the tenants have moved out of where Speedway was planning at. Mr. Black said, so there is no one living in that building. Mr. Garn said evidently no one is living in that house now. There are some vacant cars left there and other stuff around the property. Mr. Black said in fact, is there anything that he or Mr. Schaller would like to share from the meeting that they had. It was asked how did they leave their next step, either part.

Mr. Schaller said there certainly was some, you know, interest discussed about the extension of the roadway through there, and kind of why the reasoning for that. He thinks it was discussed some of the concerns about putting the access to Speedway, why they had concerns with that. There were traffic issues discussed over there. He thinks there was traffic issues discussed with the development on the west side over there, particularly the entrance that was supposed to be dedicated for truck traffic, and that's being used for everything. He thinks some home owners that live along there were represented. He took it that the trustees may have a certain interest in maybe buying them out so they could potentially free up maybe some of that development to happen. Mr. Black said he means buying out those two properties just south, and Mr. Schaller said right, the residential properties there, any maybe assisting some with the road going through there. Bennett was represented, anyways, and they were very supportive of it. And the auto auction was—and Mr. Garn said they were not there. Mr. Schaller said he was sorry, the trailer park, and Mr. Garn said the trailer court person came down there, the CEO. Mr. Schaller said he was surprised the trailer court is vacating. He asked if he understood that correctly.

Mr. Garn said yes, and he has had people tell him that, that they are down to like just 11 families living in there at this time. And the trailer court person said that he thought by the end of the year, that would all be vacated. Mr. Schaller said why. Are they going to redevelop that or something. Mr. Garn said well, they can see the handwriting, and what's going to happen in the area, and they would like to get that ready, because they know they are going to have a valuable piece. Plus what may happen, if the road does go through, they have 40 acres in the back that they would somehow like to develop. Mr. Black asked how much acreage do they have in the park. They have 40 acres in the back. Mr. Garn said the park itself is fairly narrow. There are probably what, five or eight acres in that part. Mr. Black asked if that was part of the 40 acres, and Mr. Garn said that's part of the 40 acres. Because that 40 acre section goes around the person that does the towing. Mr. Schaller said Swiggert. Mr. Garn said Swiggert. Said yeah, Swiggert is surrounded. The trailer park also owns just on the other side of Swiggert.

Mr. Black said so they did not come to any conclusions. Mr. Schaller said no. The other thing that he thinks they asked if there was a potential to grandfather, although he is not sure if that's the appropriate term, but to build the facility, and then when the road comes, could they then connect to it at that point in time. And he thinks that was looked at and kind of frowned upon. Because in the mean time, how would he operate. It was commented you have all the issues they talk about.

Mr. Garn said the trustees, he tried to approach them about the other property, because somebody afterwards had mentioned that it would be great if somebody could buy those three houses, and then the access road would go through there, and that would allow them to sell off some land on either side. But he did not get the impression the trustees were that interested. They were more interested in having the potential, the Bennetts, and the Marathon, or one of those people to buy the homes, because they are going to benefit. Mr. Schaller said they are going to benefit. Mr. Garn said, and two of them are for sale, or it sounds that way. Mr. Black asked are they the first two, and Mr. Garn said the first two. Mr. Black said, and they really need three to do it at the angle they were showing them last time. Mr. Garn said no, they only need the two to put it through. If they got the third one, then they might have enough to put in something else on the other corner. Mr. Black said on the other side, and Mr. Garn said on the other side. Mr. Black said south side, and Mr. Garn said the south side. He sees what he means. But you could do it with two. Mr. Garn said you could do it with two. And not knowing what the pricing would be and so on, the trustees just did not seem that interested in getting involved.

Mr. Black asked if he had any discussions or correspondence with Speedway since that meeting. Mr. Garn said since that meeting, he has had no contact with them at all. Mr. Black said okay. Mr. Garn said, and so he does not know. He knew it would be a few months before they would show up again. And he is presuming if they are vacating the house, that they are planning on going forward, you would think.

Mr. Black asked if he has had any discussions with the BZA on this issue, because they had mentioned in their preliminary informal application that they had, he thinks it was two variances they were seeking. Mr. Garn said right. The BZA seems to feel that they do not want to have discussions ahead of time about these issues. They would rather that the people just come right before them so that they don't have any predetermination or some viewpoint on this. Mr. Black said okay. Mr. Garn said they don't want to give anybody a free bite. Mr. Black said he thinks he has made their issues pretty clear. Mr. Garn agreed.

Mr. Garn said he would think, on the issue that not just the trustees, but that port authority could become involved in helping with that road going through. Mr. Black asked if they have been active. He does not hear much out of that anymore. Mr. Garn said yes. Mr. Black said are they. Mr. Garn said yes. Well, he thinks. Mr. Black said he does not read much about it. Mr. Garn said he is not sure if they are the ones active behind Home Depot, and they are putting a road through. They are continuing that road. And then there is talk of the township connecting into that road going through the property up here out to Lime City Road, and he thinks that they may be involved in that. He is not sure how they are, because they are working with some different committees on that.

Ms. Warnimont asked, how is that going to affect the fire station. Is there going to be enough room. Mr. Garn said evidently. He is not sure exactly where they were going to have that road come out. Or was it going to come out on the other side. He would have to look at those plans again, whether it would come out there, or where the Henry house is about a half a mile down. Mr. Black asked, is that were Brim used to live. Remember one of their former members of the ZC, Brim. He just went by Brim. What was his name. Mr. Schaller said that's a machine shed out there and an old red brick house.

Mr. Schaller said to Mr. Garn, he was somewhat surprised of the rezoning on Neiderhouse and Thompson Road, but he guesses his hands are somewhat tied there, or the trustees, he supposes. Mr. Garn said yeah, it's a difficult situation for them, but it has to do with the possibility of annexation. Mr. Schaller said that is a significant piece of property to allow that to happen to. Mr. Garn said, but the possibility, because some of this has been discussed publicly, he thinks he can discuss it, but evidently there is only signatures, but that the township has a good chance of losing all of Route 20. All of Route 20 to Perrysburg.

Mr. Black asked Mr. Garn if there was anything else he would like to discuss. Mr. Garn said it's just a difficult situation in that whole area because of that. Mr. Black asked if there was anything else anyone else would like to discuss, and there was nothing. He then asked if there was a motion to adjourn. Mr. Benavides moved with a second by Ms. Warnimont to adjourn. All members were in favor. None were opposed. The motion carried. The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Grant W. Garn,  
Recording Secretary